153.0	0011	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	840,900 / 840,900
					USE VALUE:	840,900 / 840,900
					ASSESSED:	840,900 / 840,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
57		CHESTER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	COHEN RUSSELL A
Owner 2:	COHEN ELLEN VILET
Owner 3:	
Street 1:	57 CHESTER ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,619 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1939, having primarily Wood Shingle Exterior and 1943 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4619.000	394,000		446,900	840,900
Total Card	0.106	394,000		446,900	840,900
Total Parcel	0.106	394,000		446,900	840,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 432.78 | /Parcel: 432.7

Legal Description

User Acct

102463

GIS Ref

GIS Ref

Insp Date

07/27/18

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 153.0-0011-0011.0

!12087!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	394,000	0	4,619.	446,900	840,900	840,900	Year End Roll	12/18/2019
2019	101	FV	290,000	0	4,619.	418,900	708,900	708,900	Year End Roll	1/3/2019
2018	101	FV	289,400	0	4,619.	346,300	635,700	635,700	Year End Roll	12/20/2017
2017	101	FV	289,400	0	4,619.	318,400	607,800	607,800	Year End Roll	1/3/2017
2016	101	FV	289,400	0	4,619.	290,500	579,900	579,900	Year End	1/4/2016
2015	101	FV	278,400	0	4,619.	284,900	563,300	563,300	Year End Roll	12/11/2014
2014	101	FV	278,400	0	4,619.	264,800	543,200	543,200	Year End Roll	12/16/2013
2013	101	FV	278,400	0	4,619.	251,900	530,300	530,300		12/13/2012

PRINT

Date	Time
12/11/20	02:12:12

LAST REV

Date	Time
08/15/18	08:39:28
mmcmakin	
12087	

USER DEFINED

Prior Id # 1:	102463
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COOPER BRENDAN	1223-92		6/29/2000		463,800	No	No		
FORITANO CARMEN	1188-112		6/5/1998		265,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/6/2014	1507	Solar Pa	12,250					Installation of 14
6/5/2014	625	Re-Roof	9,830					

ACTIVITY INFORMATION

Date	Result	By	Name
7/27/2018	MEAS&NOTICE	HS	Hanne S
6/25/2014	External Ins	PC	PHIL C
3/19/2009	Inspected	189	PATRIOT
1/12/2009	Measured	372	PATRIOT
4/18/2000	Meas/Inspect	263	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4619		Sq. Ft.	Site		0	80.	1.21	9									446,857						446,900	

Total AC/HA: 0.10604 | Total SF/SM: 4619 | Parcel LUC: 101 One Family | Prime NB Desc: Brackett | Total: 446,857 | Spl Credit | Total: 446,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	16 - Stone Vene	12	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.32221508
Const Adj.:	1.00349963
Adj $ / SQ:	179.124
Other Features:	92500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	484049
Depreciation:	90033
Depreciated Total:	394016

COMMENTS

PDAS EST. BMT BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1		HB	1			

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

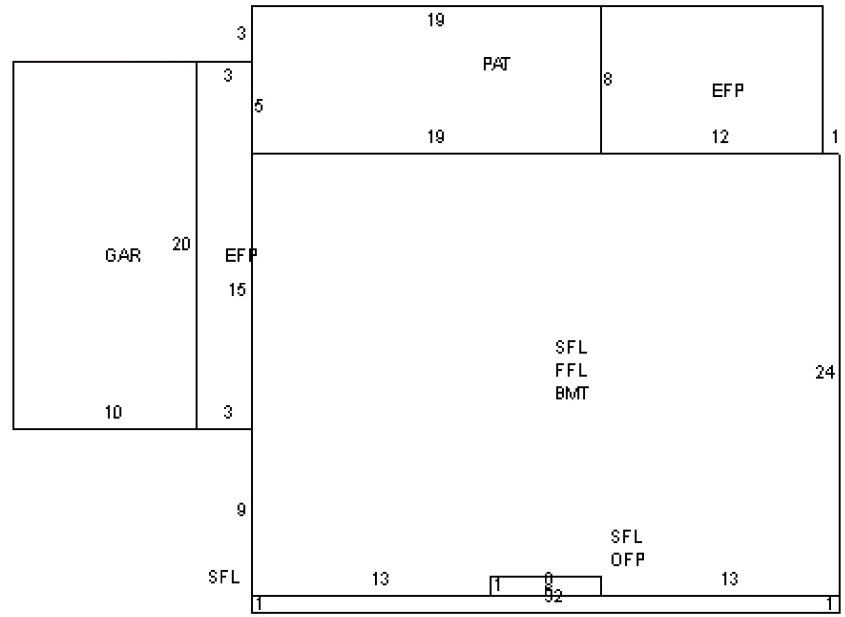
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	197.04
Special Features:	0	Val/Su Net:	138.83
Final Total:	394000	Val/Su SzAd	252.24

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	800	179.120	143,299
BMT	Basement	762	71.200	54,256
FFL	First Floor	762	179.120	136,492
GAR	Garage	200	27.600	5,519
EFP	Enclos Porch	156	44.830	6,994
PAT	Patio	152	4.730	720
OFP	Open Porch	6	44.150	265
	Net Sketched Area:	2,838	Total:	347,545
Size Ad	1562	Gross Are	2838	FinArea 1943

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 153.0-0011-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	